

Town of North Smithfield
Historic District Commission

Minutes of October 5, 2015

A meeting of the North Smithfield Historic District Commission was held on

Monday, October 5, 2015

at 6:30 PM

Heritage Hall, 101 Greene St. Street, Slatersville, RI

Call to order: 6:40

Members Present: Daniel Couture, Christian de Rezendes, Jeffrey Harris,
Elizabeth Martin, Eric Piette, Keith Nadeau

Members Absent: Jeffrey Fontaine

Materials Distributed: 2 C of A Applications: C of A for 24 Greene St., C of A for 16 School Street

Applications

- A. Certificate of Appropriateness: 24 Greene St, Slatersville
Historic District
Owners: Louse Belisle Trustee for Belisle Family Trust

Louise Belisle is present as applicant.

The owner proposes to strip the existing asbestos shingle roofing materials on the main house and repair any damage to the roof structure and sheathing. The contract for work calls for installing ice and water shield, new underlayment, drip edging, necessary flashings, new ridge vent and new asphalt roof shingles. The asphalt shingles are a CertainTeed "Landmark" architectural style. Understandably, minor repairs may be made to some of the cornices, gutters and downspouts as required due to age and any possible deterioration to the wood siding and trim. These repairs should be conducted with the same care of construction to repair rather than replace, and/or replace in-kind to match existing features.

It was determined that the Repairs/Replacement specified above are essentially an "in-kind" replacement (using new material - asphalt shingles in place of asbestos shingles) and are appropriate and congruous. Approval for the application as submitted, and a Certificate of Appropriateness was granted.

Motion to approve: Jeff Harris
Seconded: Elizabeth Martin
Voted Yes: All
Opposed: None

B.. Certificate of Appropriateness: 16 School Street, Slatersville
Historic District.(John Slater House)
Owners: Donald and Alexandria Murray

James Cadorette, owner's representative and contractor, is present.

The current owner/ owners representative proposes to remove almost the entire existing southeast side porch except portions of the roof and trim above the columns, of which includes the following: three round, tapered wood columns with an 'unconventional' cap and base, wood railing and square balusters, wood porch decking, wood stairs, and deteriorated apron trim and lattice below the porch deck. Additional work involves the repair and possible re-use and/or replacement depending on severity of deterioration of the existing structure of floor joists, rim joists, ledgers, beams and the brick piers/ footings. New construction proposed consists of Gossen' polymer cellular decking to replace the existing floor deck (Tuscan Red), BlueLinx 'HB&G' Plain Round columns (size? cap and base set?), Fiberon 'Symmetry' capped composite railing system (color? white?), and new Royal cellular PVC trim (white?).

Also included in the rehabilitation is the removal of 18 existing true-divided-light wood double-hung windows with 6-over-6 sash lites to be replaced into the existing wood window frames with Monarch vinyl replacement window system, double-hung with 6-over-6 sash lites. Proposal is for between the glass muntins; exact location of each window to be replaced is unspecified.

Understandably, minor repairs may have to be made to some of the adjacent areas and surfaces within the repair area. These should be conducted with the same care of construction to repair rather than replace, and/or replace in-kind to match existing features.

Commission agreed to discuss/review the proposed work within individual categories as follows: porch decking and trim, columns, railings and balusters, and windows.

1. Porch decking, trim board, and lattice

The Commission approved the replacement of the existing wood decking with a polymer cellular decking by Gossen of the color 'Tuscan cherry.' The Commission subsequently approved the removal and replacement of the existing wood trim and lattice with a cellular PVC trim by Royal Building Products (painted to match existing?). The new decking and trim matches the existing design, (color?), texture, and other visual qualities, but not the material.

Motion: Jeff Harris
Seconded: Dan Couture
Voted Yes: All
Opposed: None

2. Three columns

The existing wood columns and subsequently the 'unconventional' wood base (described previously) are proposed to be removed. The Commission has advised salvaging, restoring and re-installing the original columns pending further investigation due to concerns of the possible presence of excessive rot and

deterioration, as well as the possible presence of lead paint. If upon further investigation the commission determines that the columns cannot be repaired, it will review alternatives. In the latter case, replacement, the new columns and trim shall match the old in design, color (painted to match existing trim?), texture, and other visual qualities and where possible, materials.

Motion: Jeff Harris
Seconded: Elizabeth Martin
Voted Yes: All
Opposed: None

3. Three sections of railings and balusters

The top and bottom rail and balusters for the existing porch railing are seemingly previous and inappropriate replacement, and therefore the Commission has advised that in conjunction with their removal, a new top and bottom rail and balusters that is more analogous to the style and age of the house, as well as to its neighboring houses of similar style and age in the Slatersville Historic District, should be deemed appropriate at this time. The Commission has rejected as inappropriate and incongruous to the historic property and the historic district the proposed Fiberon 'Symmetry' capped composite railing system, and has requested for the owner's representative to supply a minimum of two if not three submittal specifications with appropriate detail drawings and/or samples of a more appropriate wood top rail, bottom rail and balusters.

Motion: Jeff Harris
Seconded: Dan Couture
Voted Yes: All
Opposed: None

4. 18 Windows

The Commission also approved the replacement of 18 wood window sashes contingent upon the window being supplied with either a true-divided-lite sash or a simulated-divided-lite sash to match the existing muntin profile. The Commission rejected as inappropriate and incongruous to the historic property and the district the proposed muntin profile (between-the-glass), and has requested the owner's representative to supply an appropriate muntin profile to match existing through the same manufacturer, if possible, or from another specified source.

Although the material of the replacement window is not a true in-kind material choice, the design, color and muntin layout shall attempt to remain true to the overall existing design.

Motion: Jeff Harris
Seconded : Dan Couture
Voted Yes. All in attendance (Eric Piette was not present for this vote. Left at 8:00)
Opposed: None

Pending receipt of additional information/clarification from the owner's authorized representative, Jim Cadorette, (information requests as delineated above in the categories for columns, railings and balusters, and windows) the Commission will wait on making a determination on the Certificate of Appropriateness at this time.

Meeting Adjourned

The meeting was called to a close at 8:15

Motion: Elizabeth Martin

Seconded: Keith Nadeau

All in favor All

Opposed: None

Next scheduled regular meeting: October 26, 2015

Interim special meetings may be held in the interim with required 48 hour notice.